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D



Description

Robert Luff & Co are delighted to welcome to the market this ideally situated semi-detached bungalow positioned just moments from Lancing Beach and Widewater lagoon. Located just under 1.5 miles from Shoreham high street to the East and Lancing High Street to the West this property offers a wealth of easy access transport links including mainline train stations and amenities including local and national shops, artisan cafes and popular restaurants. Internally this property briefly comprises two bedrooms, lounge, kitchen, bathroom and conservatory whilst outside the property offers a large west facing rear garden which is laid to lawn and off road parking to the front. This property offers a large enough plot that it could be extended subject to the necessary planning consents being sought and benefits from being in a secluded 'no through' road close to a grazing land which provides a haven for wildlife. Viewing highly recommended to full appreciate everything this wonderful home has to offer



Key Features

- Two Bedroom Semi-Detached Bungalow
- Large Rear Garden
- Potential To Extend Subject To Necessary Planning Consents
- Close To Local Transport Links
- EPC Rating - D
- Ideally Positioned Moments From Lancing Beach & Widewater Lagoon
- Conservatory
- Off Road Parking
- Located In A No Through Road
- Council Tax Band B



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Front Door

leading to:

Hallway

Wood laminate flooring, radiator, doors to:

Kitchen

1.78m x 2.69m (5'10 x 8'10)

Vinyl flooring, double glazed window x 2, range of eye and base level cupboards with stainless steel sink drainer and space for fridge and freezer, cooker and washing machine, radiator

Lounge

3.02m x 3.33m (9'11 x 10'11)

wood laminate flooring, electric fire with surround, double glazed patio doors to:

Conservatory

Vinyl floor, double glazed windows, double glazed patio doors to garden

Bedroom One

2.67m x 3.99m (8'09 x 13'01)

Carpet, double glazed bay window, radiator, built in wardrobes

Bedroom Two

2.08m x 2.69m (6'10 x 8'10)

Carpet, double glazed window, radiator

Bathroom

low level flush w/c, wash hand basin, bath with shower over, part tiled walls, double glazed window

Outside

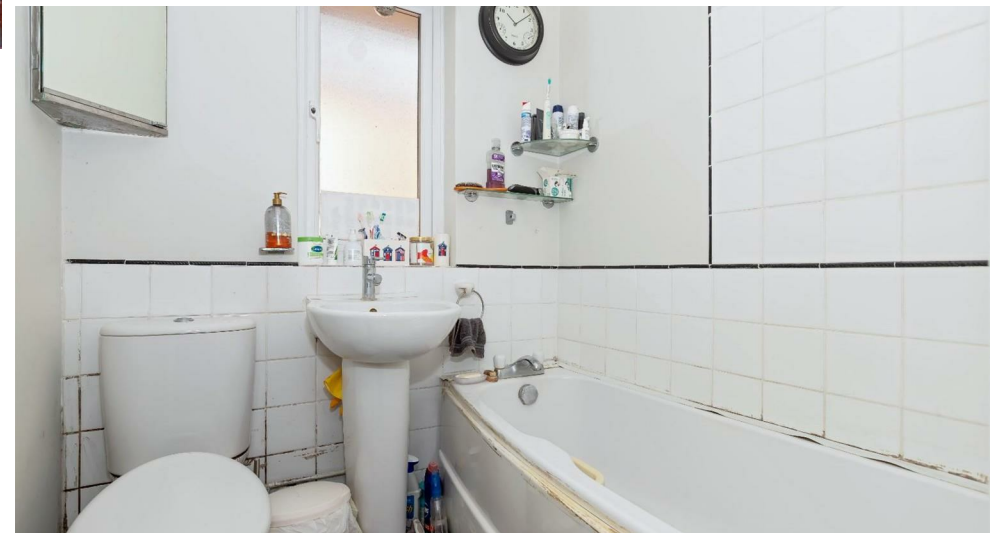
Rear Garden

West facing, mainly laid to lawn with patio seating area and enclosed by fencing, also benefits from a range of fruit trees including pear, apple, peach and cherry. Timber built shed

Front

Driveway

Dropped kerb, off road parking laid to concrete with lawn area to side



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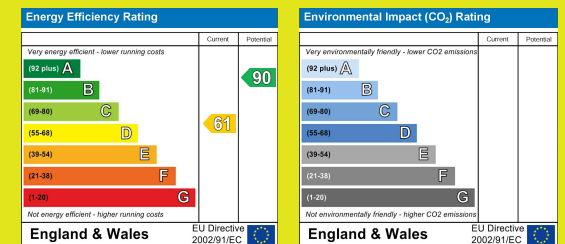
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Floor Plan George V Avenue

Floor Plan
Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 56.0 sq. metres (602.5 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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